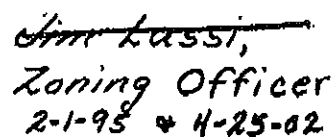


per Chris Koivisto, Zoning:

Map created 1977

Amended 1996

by Jim Lassi



SECTION 6 – DISTRICT PROVISIONS

6.1 Districts

For the purpose of this Ordinance the City of Babbitt, Minnesota is hereby divided into the following zoning districts:

a. Residential Districts

- "R-1" Rural Residential District
- "R-2" Single Family Residential District
- "R-3" Two Family and Townhouse District
- "R-4" Multiple Family Residential District
- "R-5" Mobile Homes District

b. Business District

"BD" Business District

c. Industrial District

"ID Industrial District

d. Conservancy District

"CD" Conservancy District

e. Mineral Mining District

"MM" Mineral Mining District

f. Special Business District

"SBD" Special Business District (Bryant Center)

g. Light Industrial Business District

"LIBD" Light Industrial Business District

h. Forest Management, Mining, and Recreation District

- a. Purpose: The R-1 Rural Residential District is intended to provide a district which will allow residential development in those areas where such development complies with the Comprehensive Plan and Policies

3 Forest Management, Mining, and Recreation District (FRM)

- a. Purpose: The Forest Management, Mining, and Recreation District is intended to recognize and promote the development of multiple forest land uses on appropriate rural lands within the City of Babbitt, including logging, recreation, mining, and associated uses.

Light Industrial Business District (LIBD)

Purpose: The LIBD is intended to provide a district that will provide an area for both light industrial fabrication and sales, and retail sales and services.

6.11 Mineral Mining District (MM)

- a. Purpose: To identify areas of existing and potential mineral mining, processing, storage and loading, tailings and waste disposal, and accessory and support activities required for proper operation of mining activities located outside of the limits of the open pit and ore formation and to assure the compatibility of these uses to other uses within the City of Babbitt.

6.9 Industrial District (ID)

- a. Permitted Uses: Within any ID District no structure or land shall be used except for the sale, manufacturing, fabricating or processing of the following articles or operations:

6.10 Conservancy District (CD)

- a. Purpose: The Conservancy District is established to preserve and perpetuate in an open state, certain areas, such as wetlands, marshes, woodlands and other areas of aesthetic and scenic value which, because of their physical features, are desirable as water retention areas, natural habitat for plant and animal life, green space or are being used for public purposes.

6.4 Single Family Residential District (R-2)

- a. Purpose: The R-2 Single Family Residential District is intended to provide a district which will allow residential development in those areas where such development complies with the Comprehensive Plan and Policies.

Two Family and Townhouse District (R-3)

Purpose: The R-3 Residential District is intended to provide a district which will allow two family dwellings by conditional use permit in those areas where such development fits the City Comprehensive Plan and where municipal utilities are immediately available.

3.6 Multiple Family Residential District (R-4)

- a. Purpose: The R-4 Multiple Family Residential Districts are intended to provide a district which will allow multiple family dwellings in those areas where such development fits the Comprehensive Plan, where properly related to other land uses and thoroughfares are immediately available.

6.7 Mobile Homes (R-5)

- a. Purpose: The "R-5" Mobile Home Districts are intended to provide a district which will allow Mobile Homes in those areas where such development fits the Comprehensive Plan, where properly related to other land uses and thoroughfares are immediately available.

Business District (BD)

- a. Purpose: To provide for and encourage compact center for retail sales and services by grouping businesses in patterns of workable relationships; to minimize the blighting influence on surrounding residential neighborhoods by limitations and control of uses permitted, to exclude highway oriented and other business that will tend to disrupt the shopping center or its circulation patterns, or tend to disturb neighborhood stability.

301 Special Business District (SBD)

- A. Purpose: To provide for and encourage a compact center for retail sales and services within the following areas zoned as SBD: the area known as the Babbitt Clinic area; and that area known as the Old Community Building area. Those areas are on file in the Zoning Officer's Maps for the City.